



84 Charles Street, Roma

## Classic Charm with Huge Shed

This classic Queenslander cottage delivers a wonderful blend of traditional charm and practical versatility that is surprisingly hard to find. With 4 bedrooms, two bathrooms, and a layout designed for flexible living, this home quietly ticks boxes you did not even know you had.

The welcoming front verandah sets the tone for what lies inside. The main bedroom features an ensuite and a walk-through robe that connects to a private office with direct verandah access, creating an ideal setup for anyone operating a home business. Two further bedrooms provide comfortable accommodation, while a sleep-out on the northern side opens up possibilities for guests, a studio, or simply extra breathing room.

At the heart of the home, the L-shaped kitchen overlooks the lounge area and includes a built-in breakfast bar for casual meals and morning coffees. A handy office nook adds everyday functionality, and the main bathroom offers a shower-over-bath combination with a separate toilet for convenience.

Now for the centrepiece. Accessed via the side driveway, an impressive shed measuring 18 metres by 7 metres stands ready for serious use. Fitted with dual garage doors and three-phase power,

4  2  2 

**FOR SALE**  
\$455,000

**VIEW**  
By Appointment

**AGENTS**  
Melanie O'Brien  
0458 221 222  
realestate.roma@ljhooker.com.au

**AGENCY**  
LJ Hooker Roma  
(07) 4622 1222

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 **LJ Hooker**

this is the kind of space tradies dream about and hobbyists never want to leave.

Outside, a rear pergola overlooks established gardens and a barbecue area perfect for relaxed entertaining under wide Maranoa skies.

The property's proximity to town also presents an exciting opportunity for savvy buyers and investors, with genuine potential for dual zoning that could unlock commercial or mixed-use possibilities down the track. Currently zoned residential, the location adds a layer of future upside worth serious consideration.

Properties offering this combination of character, space, and workshop potential are rare finds. Arrange your private inspection today before this one slips away.

Please note property is currently tenanted so a minimum 48 hours notice is required for inspections.

### **MORE DETAILS**

Property ID	C2ZHG2
Property Type	House
Land Area	1012 m2
Including	Toilets (2)

**Melanie O'Brien 0458 221 222**

Real Estate Salesperson | [realestate.roma@ljhooker.com.au](mailto:realestate.roma@ljhooker.com.au)

**LJ Hooker Roma (07) 4622 1222**

74 McDowall Street, ROMA QLD 4455  
[roma.ljhooker.com.au](http://roma.ljhooker.com.au) | [roma@ljhooker.com.au](mailto:roma@ljhooker.com.au)

